

Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

In the Matter of

Civil Citation No. 52503

Caitlin Warren
1502 Westwood Drive
Las Vegas NV 89102

15 Belhaven Drive

Respondent

FINDINGS OF FACT AND CONCLUSIONS OF LAW
FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

This matter came before the Baltimore County Code Enforcement Hearing Officer on July 28, 2010, for a Hearing on a citation for violations of the Baltimore County Code (BCC) section 35-2-404; Baltimore County Zoning Regulations (BCZR) section 101, 102.1, 1B01.1, failure to rehabilitate house on residential property zoned DR 5.5 known as 15 Belhaven Drive, 21236.

On July 6, 2010, pursuant to § 3-6-205, Baltimore County Code, Inspector Jason Seidelman issued a Code Enforcement & Inspections Citation. The citation was sent to the Respondent by 1st class mail to the last known address listed in the Maryland State Tax Assessment files.

The citation proposed a civil penalty of \$10,000.00 (ten thousand dollars).

The Respondent failed to request a Code Enforcement Hearing and/or failed to appear after requesting a Hearing. Baltimore County Code, § 3-6-205(d) provides that in case of failure to request a Code Enforcement Hearing or if the violator (Respondent) fails to appear after requesting a Hearing then the citation and the civil penalty, shall be the Final Order of the Code Official not subject to appeal.

After proper consideration of all the evidence presented, the Hearing Officer finds:

A. This Citation was issued on July 6, 2010. Prior Citations for the same violations have been enforced and multiple civil penalties assessed against Respondent. The findings of fact and conclusions of law contained in the Final Orders issued on July 7, 2009 and October 14, 2009 and May 21, 2010 are hereby incorporated into this Final Order.

B. Photographs in the file show the house is in the same dilapidated condition and requires siding, paint, and other repairs. Respondent is required by law to maintain the exterior of this rental property at least in conformance with county code standards, including keeping all exterior surface materials properly surface-coated to prevent deterioration. BCC Article 35, Title 5, Subtitle 2 (Rental Property).

C. Court records show this property is now the subject of foreclosure proceedings, but do not indicate a change of ownership or possession.

IT IS ORDERED by the Code Enforcement Hearing Officer that a civil penalty be imposed in the amount of \$10,000.00 (ten thousand dollars).

IT IS FURTHER ORDERED that the County may enter the property for the purpose of boarding or otherwise securing windows and doors, at the expense of the property owner.

IT IS FURTHER ORDERED that if not paid within thirty days of billing, the civil penalty AND any expenses incurred by Baltimore County, as authorized above, shall be imposed and placed as a lien upon the property.

IT IS FURTHER ORDERED that the County inspect the property to determine whether the violations have been corrected.

ORDERED this 30th day of July 2010

Signed: ORIGINAL SIGNED
Margaret Z. Ferguson
Baltimore County Hearing Officer

MZF/jaf